

# \$449,900 - 18032 Hwy 593, Botha

MLS® #A2230923

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 12.09 Acres

NONE, Botha, Alberta

Welcome Home to the Comforting Quiet of Rural Alberta. This quaint 12+ Acre Parcel is located on a Bus Route with close proximity to the Town of Stettler which hosts many shops, services and amenities. Zoned Agricultural, you have many options for future use and live stock. If it's a hobby farm you are after, it is crossed fenced with a secondary well for your creatures. The Traditional Bungalow built in 1976 has seen many updates throughout the years and boasts an Attached Oversized HEATED Triple Garage (actually room for 4 vehicles possibly but a section was used fondly as the Man Cave). Upstairs you have an abundance of Windows and Light, 3 bedrooms and 2 bathrooms including the Primary Suite. The Kitchen and Dining Area have been known to host huge family gatherings over the years. The basement is FULLY FINISHED with a Kitchenette (no permit), another bath and bedroom, as well as family room and storage. The basement also has direct access to the garage and main floor for convenience. To Love: Gas Fireplace, Wood Burning Stove, Fire Pit and Stone Patio, Central Air Conditioning, Many Outbuildings and room for more, 2 Wells, the seller is even including a few tools to get you started. The neighboring community is close, always willing to lend a hand but respectful of privacy as well. Come for a Visit Today and Make this your Alberta Oasis.

Built in 1976



## Essential Information

MLS® #	A2230923
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	12.09
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	18032 Hwy 593
Subdivision	NONE
City	Botha
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 0N0

## Amenities

Parking	Heated Garage, Oversized, Workshop in Garage, Quad or More Attached
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## Interior

Interior Features	Built-in Features, Closet Organizers, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Gas Range, Microwave Hood Fan, Refrigerator, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Native Plants
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	A

### **Listing Details**

Listing Office	KIC Realty
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